



115 Chignal Road, Chelmsford, Essex CM1 2JD

£1,700 pcm

Property Summary

An extended FOUR BEDROOM SEMI DETACHED property with off road parking for several vehicles to front. The accommodation comprises entrance hall, through lounge/dining room, study, kitchen/breakfast room, utility room, ground floor cloakroom, additional VERSATILE family room/ground floor bedroom with shower room. On the first floor, master bedroom, a double aspect room with fitted wardrobes; three further bedrooms and family bathroom. Gas fired radiator central heating, majority of windows sealed unit uPVC, enclosed rear garden with timber shed.

The property is ideally located for Lawford Mead Primary School, St John Payne School, King Edward VI Grammar School and Chelmsford County High School for Girls. Local Morrisons supermarket within approximately half a mile, along with doctors surgery. Easy access into Chelmsford city centre offering multiple shopping facilities, entertainments and main line rail connection.

Features

- EXTENDED 4 BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- VERSATILE ACCOMMODATION
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL

Room Descriptions

Property Information

ACCOMMODATION

(WITH APPROXIMATE ROOM SIZES) Canopy entrance porch with entrance door to

ENTRANCE HALL

Stairs rising to first floor. Laminate wood flooring. Radiator. Under stairs storage cupboard. Access to

FAMILY ROOM

17' 9" max. x 8' 9" (5.41m max. x 2.67m) Radiator. Window to front.

Agents' Note: Excellent room for those wishing to have a separate area for working at home

SHOWER ROOM

With suite comprising fully tiled shower cubicle, low flush w.c. and pedestal wash hand basin. Radiator.

THROUGH LOUNGE/DINING ROOM

26' 4" x 11' 10" (8.03m x 3.61m) narrowing in dining area to 11'. Feature brick fireplace. Window to front. Radiator. TV point. Window to rear and door to

STUDY

9' 6" x 6' 6" (2.90m x 1.98m) Sliding sealed unit patio doors to rear garden. Radiator.

KITCHEN/BREAKFAST ROOM

16' x 8' 9" max. (4.88m x 2.67m max.) Fitted with a range of base and wall mounted cabinets. Roll top work surfaces with tiled splashbacks. Integrated oven and hob. One and a half bowl sink and drainer. Window to rear. Upright fridge freezer. Radiator. Built in storage cupboard. Multipaned glazed door to hallway and door to dining room. Sealed unit door to

UTILITY

9' 6" x 5' 10" (2.90m x 1.78m) Wall mounted gas central heating boiler also supplying domestic hot water. Window to rear and glazed door to garden. Roll top work surface with space and plumbing for washing machine and tumble dryer. Door to

GROUND FLOOR CLOAKROOM

Comprising low flush w.c. and wash hand basin.

First Floor

LANDING

Built in storage cupboard. Doors to

MASTER BEDROOM

23' 7" x 9' 4" (7.19m x 2.84m) Built in wardrobes to two walls. Radiator. Windows to two aspects. Wash hand basin.

BEDROOM TWO

13' 1" x 11' 10" (3.99m x 3.61m) Built in storage cupboard. Window to front. Radiator.

BEDROOM THREE

12' 9" x 9' 6" (3.89m x 2.90m) Window to rear. Radiator.

BEDROOM FOUR

9' 9" x 7' 2" (2.97m x 2.18m) Built in storage cupboard. Window to front. Radiator.

FAMILY BATHROOM

Shower end bath with shower screen and overhead shower. Tiling to walls. Wash hand basin with cupboards beneath. Low flush w.c. Extractor fan. Two windows to rear. Heated towel rail.

EXTERIOR

The property is well screened to the front with mature hedge. Brick paved driveway provides off road parking for several vehicles. Side access to rear garden commencing with partially covered patio area, the remainder being laid to lawn bounded by mature flower and shrub borders, panelled fencing, timber shed with power and light to remain.

SERVICES

All main services are connected.

VIEWING

By prior appointment with the Letting Agents, Balch on 01245 299111

